

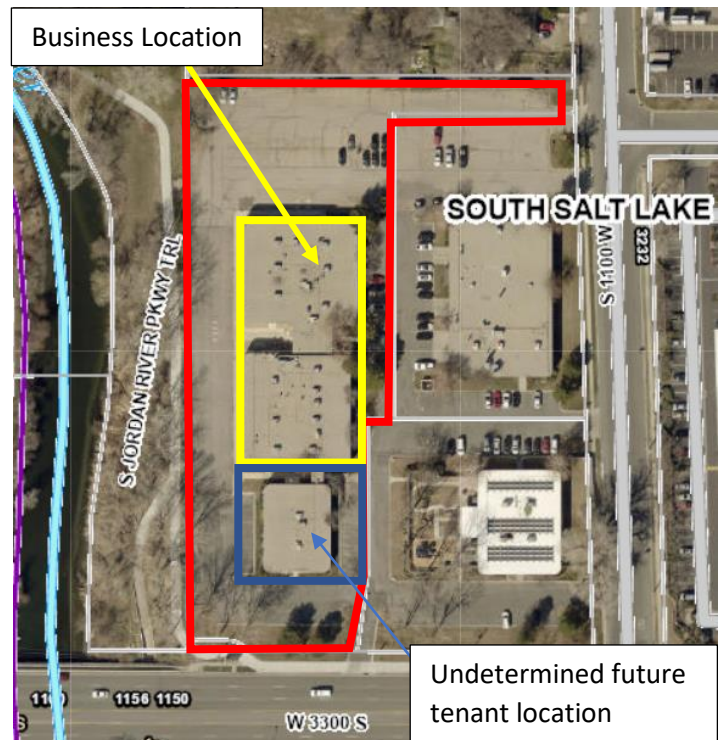


PLANNING COMMISSION STAFF REPORT

MEETING DATE: November 5, 2020
PROJECT NUMBER: C-20-008
REQUEST: PETITION FOR A CONDITIONAL USE PERMIT FOR A MANUFACTURING, FABRICATION, PROCESSING, AND PACKAGING BUSINESS
ADDRESS: 1144 WEST 3300 SOUTH
PARCEL NUMBER: 15-26-236-018-0000
PROPERTY OWNER: ASHLEIGHDAVID, LLC.
APPLICANT: DAVID DANZIG

SYNOPSIS:

On September 10, 2020, Cosset, represented by David Danzig submitted a Conditional Use Permit (“CUP”) application to establish a 19,479 square foot Manufacturing, Fabrication, Assembly, Processing, and Packaging business on 2.57 acres located at 1144 West 3300 South. Per the application, the business will manufacture, package, store, and ship bath and body products. The applicant submitted a business license application in 2019, vesting them under the December 2019 iteration of the South Salt Lake Municipal Code. The applicant wanted to wait to submit a Conditional Use Permit application until ownership of the building had been secured. 1144 West 3300 South is located in the Business Park (BP) land use district. Manufacturing, Fabrication, Assembly, Processing, and Packaging businesses are listed as a Conditional Use in Title 17 in the Business Park land use district. The Planning Commission is the land use authority on all Category II Conditional Use Permits (greater than 1 acre in size).



Current Zone	Prior Use	Proposed Use	Project Size
Business Park	Rehabilitation / Treatment Facility	Manufacturing, Fabrication, Assembly, Processing, and Packaging	2.57 Acres

PLANNING COMMISSION RECOMMENDATION:

Staff recommends approval for the conditional use permit to establish a Manufacturing, Fabrication, Assembly, Processing, and Packaging business at 1144 West 3300 South.



PLANNING COMMISSION STAFF REPORT

General Information:

Location: 1144 West 3300 South

Building Size: 19,479 square feet

Property Size: 2.57 acres

Surrounding Land Uses:

North: Residential

South: Jordan River Parkway Trail

East: Office / Warehouse

West: Jordan River / West Valley City

Figure 2: Existing Parcel Lines



Applicant Proposal:

The applicant is petitioning for approval of a Conditional Use Permit ("CUP") application to establish an 19,479 square foot Manufacturing, Fabrication, Assembly, Packaging, and Processing business on 2.57 acres located at 1144 West 3300 South. The applicant will be performing internal building improvements and renovations to the to accommodate the proposed use including the addition of a loading dock on the north side of the building. Per the application, the business operations will include the manufacturing, packaging, storage, and shipping of bath and body products.

Figure 3: Applicant's Site Plan

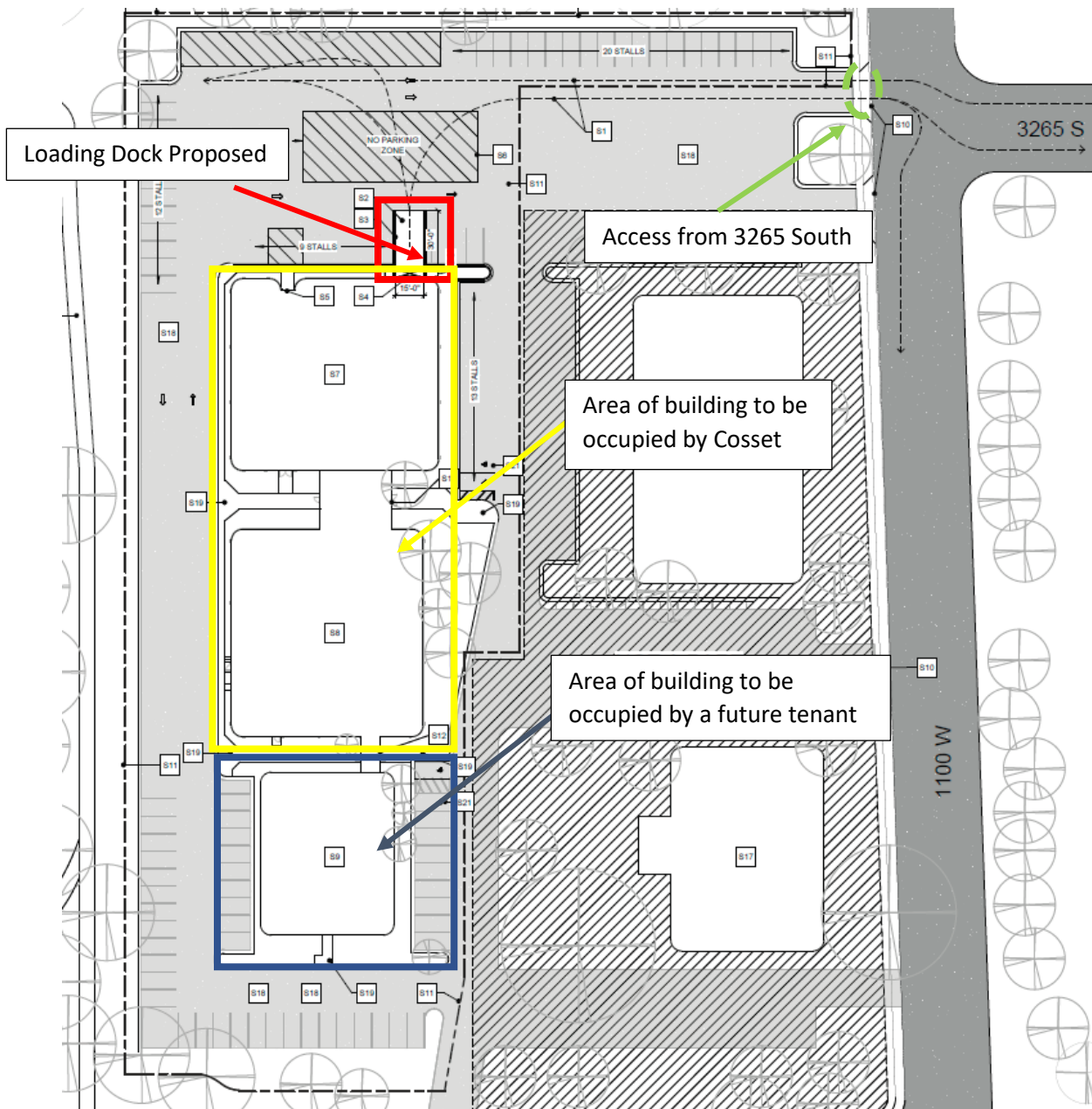


Figure 4: Elevations





North side of building



West side of building

STOCK/SHIPPING

INDUSTRIAL

EXIT 1
33 OCC
32" 32" 72"

EXIT 2
25 OCC
32" 36"

EXIT 3
40 OCC
32" 36"

EXIT 4
17 OCC
32" 36"

EXIT 5
8 OCC
32" 36"

EXIT 6
16 OCC
32" 36"

BREAK RM
148
621 SF

PRODUCTION
147
511 SF

CONFERENCE
182
464 SF

MIXING
156
1,155 SF

OFFICE
176
468 SF

SHIPPING AND RECEIVING
175
10,433 SF

MANUFACTURING
158
3,915 SF

TRAVEL DISTANCE: 50'-0"

TRAVEL DISTANCE: 69'-0"

TRAVEL DISTANCE: 70'-0"

TRAVEL DISTANCE: 75'-0"

Requirements:

17.07.040. Land use authority designations.

Pursuant to state law, the following administrative land use authority designations are made:

B. Planning Commission. The planning commission is the land use authority on issues of: subdivision and subdivision plat approval, except planned unit developments; vacating, altering or amending a subdivision plat; category II conditional use applications; design review for building heights as established in this title; design review for projects on parcels where any portion of the parcel abuts any residential zone; and the issuance of a building or demolition permit in a historic and landmark district.

General Plan Considerations:

Goal LU-1. Regulate land uses based on compatibility with surrounding uses, residential areas and economic feasibility. Maintain residential, business, and industrial areas that are vibrant and where the health and safety of all are protected.

Staff Analysis:

Section 17.03 of the South Salt Lake Municipal Code defines a Manufacturing, Fabrication, Packaging, and Processing business as “Those firms involved in research and development, manufacturing, processing, fabrication, packaging, or assembly of goods. Natural, manmade, raw, secondary, or partially completed materials may be used. Products may be finished or semi-finished and are generally made for the wholesale market, for transfer to other plants, or to order for firms or consumers. Goods are generally not displayed or sold on site, but if so, they are a subordinate part of sales.” This application falls under the December 2019 iteration of the South Salt Lake Municipal Code. Section 17.09 of the SSL Municipal Code does not have specific standards for a Manufacturing, Fabrication, Assembly, Processing, and Packaging business. The proposed use is subject to the general requirements that apply to a change of use and all conditional uses under Title 17.

<u>Ordinance</u>	<u>Finding</u>	<u>Notes / Insufficiency</u>
<u>Title 17 – Zoning</u>		
17.09.10 – Conditional Use Permit Review		
A. Shall submit a complete application	Complies – Applicant submitted a complete application that included a description, site plan, design schematic, description of mitigating conditions, application fee, and associated materials as needed to adequately review the proposal.	
B. Land Use Authority	Complies – The Planning Commission is the land use authority on all conditional uses that are nonresidential development or more than 1 acre. The proposed conditional use is non-residential (manufacturing) and located on a property 2.57 acres in size.	
17.09.020 – General Conditional Use Permit Review Criteria		
A. Identifies maximum intensity for proposed use	Complies – The application outlines the size of the site at 2.57 acres, the size of the business within the space at 19,479 square feet as well as number of employees at 20 proposed employees at Cosset. A floor plan has been provided showing the use footprint and layout within the building.	
B. Complies with all provisions of the code	Complies – Staff analysis for Section 17.09 has found that all provisions related to	

	conditional uses have been met by the proposal.	
17.09.020(C) – Description of Mitigating Conditions		
1. Size and location of the site	Complies – The site is 2.57 acres, and the property is located in the Business Park zone at 1144 West 3300 South. The use itself occupies approximately 19,479 square feet out of 24,805 square feet. The building is 3 units connected by breezeways. The two northernmost units will be occupied by Cosset while the southernmost unit will be occupied by a future tenant.	
2. Traffic generation and capacity	Complies - Approximately 50 shipments via box truck are expected per day for the proposed business. The trucks will have up to 53’ trailers and will deliver during operating hours (6:30 AM - 5:30 PM). Delivery trucks will access and leave the site from the northernmost curb cut along 3265 South. A turning study has been carried out and supplied by applicant showing adequate capacity for trucks. A loading dock is also to be constructed. The 2019 ordinance does not prohibit large trucks from traveling or loading / unloading on the side streets in the Business Park district.	
3. Utility demand and available capacity		Complies as conditioned – Applicant will be upgrading existing utilities to comply with building, engineering, and fire standards for a light manufacturing business. HVAC improvements as well as an

		exhaust fan for any vapors will be included. Proof of approval from Mt. Olympus Improvement District will be required as a condition of approval.
4. Emergency vehicle access	Complies – Emergency vehicles will have access to the site via 3265 South or 1100 West. The South Salt Lake Fire Marshal has reviewed and approved emergency vehicle access.	
5. Location and amount of off-street parking	Complies – Section 17.27 of the South Salt Lake Municipal Code requires 1 parking space per employee at highest shift for manufacturing uses. There are 20 employees proposed at highest shift requiring 20 parking spaces. There are 120 off-street parking spaces available at 1144 West 3300 South.	
6. Vehicular and pedestrian circulation	Complies – There are concrete walkways around the building as well as vehicular access to a curb cut by both 1100 West and 3265 South. A turning study by a civil engineer shows vehicular capacity for deliveries at location. The Fire Marshal has reviewed and approved the access and circulation for the site. A loading dock is also to be installed at the property.	
7. Fencing, Screening, and Landscaping	Complies – There is an existing block wall being the north parking area and the adjacent residential property as required by South Salt Lake Municipal code for any development adjacent to a residential use. The uses to the east, west, and south are	

	all non-residential though there is screening via landscaping to the west as well.	
8. Building Design		Complies as conditioned – The building is existing and composed primarily of permitted primary flex building materials (brick and CMU) by Section 17.21. Any new construction, such as the proposed loading dock and internal improvements will be required to comply with current South Salt Lake Municipal Code, Building Code, Fire Code, and Engineering standards via the building permit process.
9. Usable open space	Complies – Open space on site will remain unchanged. The existing landscape buffer of 36 feet along 3300 South exceeds the 20-foot minimum buffering requirements for frontages.	
10. Signs and lighting	Complies – Applicant will be required to submit a sign permit application to amend or install a monument sign on the property.	
11. Physical design and compatibility with surrounding structures	Complies – There is one building to the east of the property at 1144 West 3300 South. This property is an auto repair business similar in size and scale to the applicant's building. No change is proposed to the applicant's building besides a loading dock that will be processed under the building permit process.	
12. Noise, vibration, odors, and	Complies – The manufacturing process used	

steam	by Cosset produces no offensive odors or steam as all products are made by hand and pleasant fragrances and oils are used. Typical ingredients used include essential oils, citric acid, sodium bicarbonate (baking soda), and sodium chloride (salt). HVAC improvements are being made via the building permit process as well as installation of an exhaust fan with exterior outlet subject to review.	
13. Loading and unloading	Complies – There will be approximately 50 shipments per week. The trucks will have up to 53’ trailers and will deliver during operating hours (6:30 AM - 5:30 PM). Delivery trucks will access and leave the site from the northernmost curb cut along 3265 South. A turning study has been carried out and supplied by the applicant showing adequate capacity for trucks. A full loading dock is to be constructed to accommodate loading and unloading on-site. The 2019 ordinance permits the traveling of large trucks on the streets in this district.	
14. Generation and screening of trash		Complies as conditioned – A 6-foot CMU trash enclosure with solid metal doors will be required on-site at a location shielded from the primary right-of-way. This has been listed as a condition of approval.
15. Recycling program and pickup areas	Complies – recycling dumpsters will be located on-site in a manner consistent	

	with South Salt Lake Municipal Code.	
16. Potential adverse impacts arising from patrons, guests, employees, occupants, or affiliates	Complies – Applicant will be installing an extensive security system for the building and site include cameras on the interior and exterior of the building, motion sensors, and an alarm system. A key card access system will be installed primary employee entrance. Applicants shall install a CMU waste enclosure with solid metal doors.	
17. Environmentally sensitive lands	Complies – Property borders the Jordan River. No products or by-products shall be discarded by the applicant into Jordan River. All trash and refuse will be placed in dumpsters located on-site and stormwater will be drained into a sump on-site. All ingredients are stored, manufactured, and packaged inside the building and stored dry on pallets.	
18. Hours of operation, delivery, and use	Complies – Hours of operation are Monday thru Friday from 6:30 AM – 5:30 PM.	
19. Special hazards		Complies as conditioned – Applicant will be required to comply with all requirements of the South Salt Lake Fire Marshal related to storage of chemicals or materials prior to receiving a South Salt Lake business license. Chemicals to be stored include sodium bicarbonate, sodium chloride, and citric acid. Other ingredients include essential and fragrances. All ingredients are

		GRAS certified and the applicant will supply MSDS sheets to the Fire Marshal as part of building permit approval. The Fire Marshal has reviewed and approved the turning study and emergency access for the site.
20. Demand for public infrastructure or services	Complies – All utilities will be upgraded as needed via building permit. Expected increase due to change of use is minimal as the manufacturing process is primarily done by hand with little mechanical equipment outside of a mixer and hydraulic press.	
17.09.50 – Conditional Use Permit Determination		
A. Land use authority shall issue a conditional use permit if applicant complies with code	Complies – Based on the staff analysis above the applicant complies with code requirements. Applicant will mitigate potential nuisances such as security concerns, refuse or noise, loading/unloading, and other listed conditions above.	
B. Land use authority may deny if applicant does not comply with standards	N/A - Based on the staff analysis above the applicant complies with code requirements and the mitigating conditions as well as reasonably anticipated detrimental effects of the proposed use.	

Staff Recommendation:

Staff recommends approval for a Conditional Use Permit to establish a Manufacturing, Fabrication, Assembly, Processing, and Packaging business at 1144 West 3300 South with the following findings, conclusions of law, and conditions of approval:

Findings of Fact:

1. On September 10, 2020, Cosset ("Applicant"), represented by David Danzig, submitted an application for a Conditional Use Permit ("CUP") to establish a Manufacturing, Fabrication, Assembly, Processing, and Packaging business at 1144 West 3300 South.
2. Cosset applied for a business license on 11/27/2019 but was unable to complete the conditional use permit process until they had purchased the building at 1144 West 3300 South. Applicant did not purchase building until July 2019. As a result, their Conditional Use Permit application has been processed under the December 2019 iteration of the South Salt Lake Municipal Code.
3. 1144 West 3300 South is located in the Business Park (BP) Land Use District. A Manufacturing, Fabrication, Assembly, Processing and Packaging business is a Conditional Use in the Business Park Land Use District.
4. The property at 1144 West 3300 South is 2.57 acres in size.
5. The building the proposed business will occupy contains 3 units; the two northernmost units will be occupied by Cosset while the southernmost unit will be leased to an undetermined future tenant.
6. The area of the building to be occupied by Cosset is 19,479 square feet.
7. The entire building at 1144 West 3300 South is 24,805 square feet.
8. The business will have 20 employees at the proposed location.
9. The hours of operation for the proposed business are Monday thru Friday from 6:30 AM – 5:30 PM.
10. Approximately 50 shipments via box truck are expected per day from the proposed business. Delivery trucks will access and leave the site from the northernmost curb cut along 3265 South and 1100 West. The trucks will have up to 53' trailers. The 2019 iteration of the South Salt Lake Municipal Code does not prohibit large trucks from traveling the side streets in the Business Park District.
11. Loading and unloading would take place on the north side of the building at the loading dock to be constructed as shown on the site plan.
12. The applicant will be installing extensive security on-site including cameras, motion sensors, alarms, and keycard access.
13. The manufacturing process is done primarily by hand with minimal equipment. Primary mechanical equipment is a hydraulic press that does not produce noise above approximately 60 decibels.
14. Typical ingredients used within the manufacturing process includes: essential oils, fragrances, sodium bicarbonate (baking soda), sodium chloride (salt), high oleic safflower oil, and citric acid. Ingredients are stored dry on pallets.
15. Utilities will be upgraded as needed for the proposed use via the building permit process needed for the proposed use.

16. No offensive odors, steam, or vibrations are expected due to the proposed use as all products sold by the proposed business are made by hand with minimal mechanical equipment. The ingredients include pleasant fragrances, sodium bicarbonate, sodium chloride, and essential oils. HVAC upgrades are proposed as part of the building permit to offset vapors from the manufacturing process.
17. Section 17.27 of the South Salt Lake Municipal Code requires 1 parking space per employee at highest shift for manufacturing uses. There are 20 employees proposed at the highest shift requiring 20 parking spaces. There are 120 off-street parking spaces available at 1144 West 3300 South.

Conclusions of Law:

1. The use, as specifically conditioned below, is consistent with the South Salt Lake City General Plan.
2. The use, as specifically conditioned below, is compatible in use, scale and design with allowed uses in the Business Park land use district.
3. The use, as specifically conditioned below, does not compromise the health, safety, or welfare of: Persons employed within or using the proposed development; Those residing or working in the vicinity of the proposed use or development; or Property or improvements in the vicinity of the proposed use or development.
4. The use, as specifically conditioned below does not impose disproportionate burdens on the citizens of the city.

Conditions of Approval:

1. The business shall meet all requirements of the South Salt Lake Community Development Department, South Salt Lake Fire Marshal, the South Salt Lake Building Official, and the South Salt Lake Engineering Department for a Manufacturing, Fabrication, Processing, and packaging business.
2. If business produces noise during operations that constitute a nuisance, noise mitigation measures will be required.
3. All business activity shall be contained to the interior of the building.
4. All loading and unloading shall take place on-site and not in a right-of-way.
5. Applicant shall apply for a South Salt Lake building permit for any improvements to the building or site.
6. The proposed business shall not exceed more than 19,479 square feet of floor area.
7. Applicant shall comply with all requirements of Mt. Olympus Improvement District. As proof of compliance, approval by Mt. Olympus for the proposed use will be required for business license approval.
8. Applicant shall supply a security plan to the Community Development department for the building and site. Applicant will apply for all required permits related to the proposed security system to be installed.

9. Applicant shall maintain compliance with on-site parking requirements as specified within 17.27 of the 2019 iteration of the South Salt Lake Municipal Code.
10. Any future tenant in the southernmost building unit will be required to comply with the current requirements of the South Salt Lake Municipal Code for the Business Park land use district.
11. Any storage of materials and chemicals must comply with the requirements and standards of the South Salt Lake Fire Marshal. The applicant shall supply Material Safety Data Sheets (MSDS) to the Fire Marshal prior to business license approval.
12. Applicant shall install a 6-foot CMU trash enclosure with solid metal doors on-site in compliance with current South Salt Lake Municipal code as part of the building permit process shielded from view of the primary right of way. This will be reflected in final building permit plans before release of a South Salt Lake building permit. If no on-site enclosure is provided, proof a prior existing access agreement to a neighboring dumpster enclosure will be required.
13. The business owner shall meet all parking requirements under the South Salt Lake Municipal Code.

Attachments:

1. Conditional Use Permit
2. Plans
3. Conditional Use Permit application

WHEN RECORDED PLEASE RETURN TO:

**SOUTH SALT LAKE CITY
220 E. MORRIS AVE SUITE 200
SOUTH SALT LAKE CITY, UT 84115**

CONDITIONAL USE PERMIT

Location: 1144 West 3300 South
Use: Manufacturing, Fabrication, Processing, and Packaging Business
Zone: Business Park
APN: 15-26-236-018-0000
Fee Title Owner: Ashleighdavid, LLC.
File Number: C-20-008
Date: November 5, 2020

Permit Issued to: David Danzig
1144 West 3300 South
South Salt Lake City, UT 84115

Findings of Fact:

1. On September 10, 2020, Cosset ("Applicant"), represented by David Danzig, submitted an application for a Conditional Use Permit ("CUP") to establish a Manufacturing, Fabrication, Assembly, Processing, and Packaging business at 1144 West 3300 South.
2. Cosset applied for a business license on 11/27/2019 but was unable to complete the conditional use permit process until they had purchased the building at 1144 West 3300 South. Applicant did not purchase building until July 2020. As a result, their Conditional Use Permit application has been processed under the December 2019 iteration of the South Salt Lake Municipal Code.
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13. The manufacturing process is done primarily by hand with minimal equipment. Primary mechanical equipment is a hydraulic press that does not produce noise above approximately 60 decibels.
14. Typical ingredients used within the manufacturing process includes: essential oils, fragrances, sodium bicarbonate (baking soda), sodium chloride (salt), high oleic safflower oil, and citric acid. Ingredients are stored dry on pallets.
15. Utilities will be upgraded as needed for the proposed use via the building permit process needed for the proposed use.
16. No offensive odors, steam, or vibrations are expected due to the proposed use as all products sold by the proposed business are made by hand with minimal mechanical equipment. The ingredients include pleasant fragrances, sodium bicarbonate, sodium chloride, and essential oils. HVAC upgrades are proposed as part of the building permit to offset vapors from the manufacturing process.
17. Section 17.27 of the South Salt Lake Municipal Code requires 1 parking space per employee at highest shift for manufacturing uses. There are 20 employees proposed at

the highest shift requiring 20 parking spaces. There are 120 off-street parking spaces available at 1144 West 3300 South.

Conclusions of Law:

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3. All business activity shall be contained to the interior of the building.
4. All loading and unloading shall take place on-site and not in a right-of-way.
5. Applicant shall apply for a South Salt Lake building permit for any improvements to the building or site.
6. The proposed business shall not exceed more than 19,479 square feet of floor area.
7. Applicant shall comply with all requirements of Mt. Olympus Improvement District. As proof of compliance, approval by Mt. Olympus for the proposed use will be required for business license approval.

8. Applicant shall supply a security plan to the Community Development department for the building and site. Applicant will apply for all required permits related to the proposed security system to be installed.
9. Applicant shall maintain compliance with on-site parking requirements as specified within 17.27 of the 2019 iteration of the South Salt Lake Municipal Code.
10. Any future tenant in the southernmost building unit will be required to comply with the current requirements of the South Salt Lake Municipal Code for the Business Park land use district.
11. Any storage of materials and chemicals must comply with the requirements and standards of the South Salt Lake Fire Marshal. The applicant shall supply Material Safety Data Sheets (MSDS) to the Fire Marshal prior to business license approval.
12. Applicant shall install a 6-foot CMU trash enclosure with solid metal doors on-site in compliance with current South Salt Lake Municipal code as part of the building permit process shielded from view of the primary right of way. This will be reflected in final building permit plans before release of a South Salt Lake building permit. If no on-site enclosure is provided, proof a prior existing access agreement to a neighboring dumpster enclosure will be required.
13. The business owner shall meet all parking requirements under the South Salt Lake Municipal Code.

Exhibits (available on file with South Salt Lake City Community Development Department):

EXHIBIT A: CUP Application
EXHIBIT B: Property Affidavit
EXHIBIT C: Site Plan
EXHIBIT E: Letter to the Community Development Director

FOR SOUTH SALT LAKE CITY:

Laura Vernon,
Planning Commission Chair

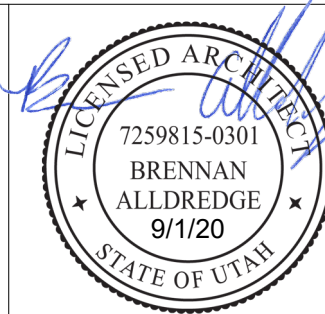
FOR THE APPLICANT:

David Danzig

COSSET WAREHOUSE

APPROX 22,131 SF TENANT IMPROVEMENT IN AN EXISTING LIGHT INDUSTRIAL/OFFICE BUILDING

SHEET INDEX		
#	NAME	REV.
1-GENERAL		
G000	COVER SHEET	
G001	GENERAL NOTES AND STANDARDS	
G010	ACCESSIBILITY DETAILS	
G011	ACCESSIBILITY DETAILS	
G012	ACCESSIBILITY DETAILS	
3-ARCHITECTURAL SITE PLAN		
AS001	VICINITY MAP	
AS101	LOADING DOCK	
4-ARCHITECTURAL		
A100	DEMO PLAN (B)	
A101	DEMO PLAN (C)	
A105	FLOOR PLAN (B)	
A106	FLOOR PLAN (C)	
A110	DEMO RCP	
A111	RCP	
A400	ENLARGED PLANS & INT. ELEVATIONS	
A500	DETAILS	
15		



BA ARCHITECTS

7488 S 2540 W
WEST JORDAN, UT 84084
801.305-4869

BA

DATE

REVISION DESCRIPTION

COSSET WAREHOUSE

1144 W 3300 S
SOUTH SALT LAKE, UT 84084

COVER SHEET

PROJ. #: 0000
DATE: 03/04/2020
DRAWN BY: BA
SCALE: As indicated

ESTIMATE
SET

G000

CODE ANALYSIS

GOVERNING CODES

ALL WORK MUST COMPLY WITH APPLICABLE CODES & REGULATIONS INCLUDING LOCAL AMMENDMENTS. THE INTERPRETATION OF THE AUTHORITY HAVING JURISDICTION OR ITS DESIGNATED AGENT TAKES PRECEDENT ON POINTS OF CONFLICT. EFFORT SHOULD BE MADE TO SATISFY THE INTERPRETATION OF AUTHORITIES.

INTERNATIONAL BUILDING CODE	2018
INTERNATIONAL EXISTING BUILDING CODE	2018
INTERNATIONAL MECHANICAL CODE	2018
INTERNATIONAL PLUMBING CODE	2018
NATIONAL ELECTRIC CODE	2017
INTERNATIONAL FUEL & GAS CODE	2018
INTERNATIONAL FIRE CODE	2018
ADA ACCESSIBILITY GUIDELINES	ICC A117.1-2009
INTERNATIONAL ENERGY CONSERVATION CODE	2018

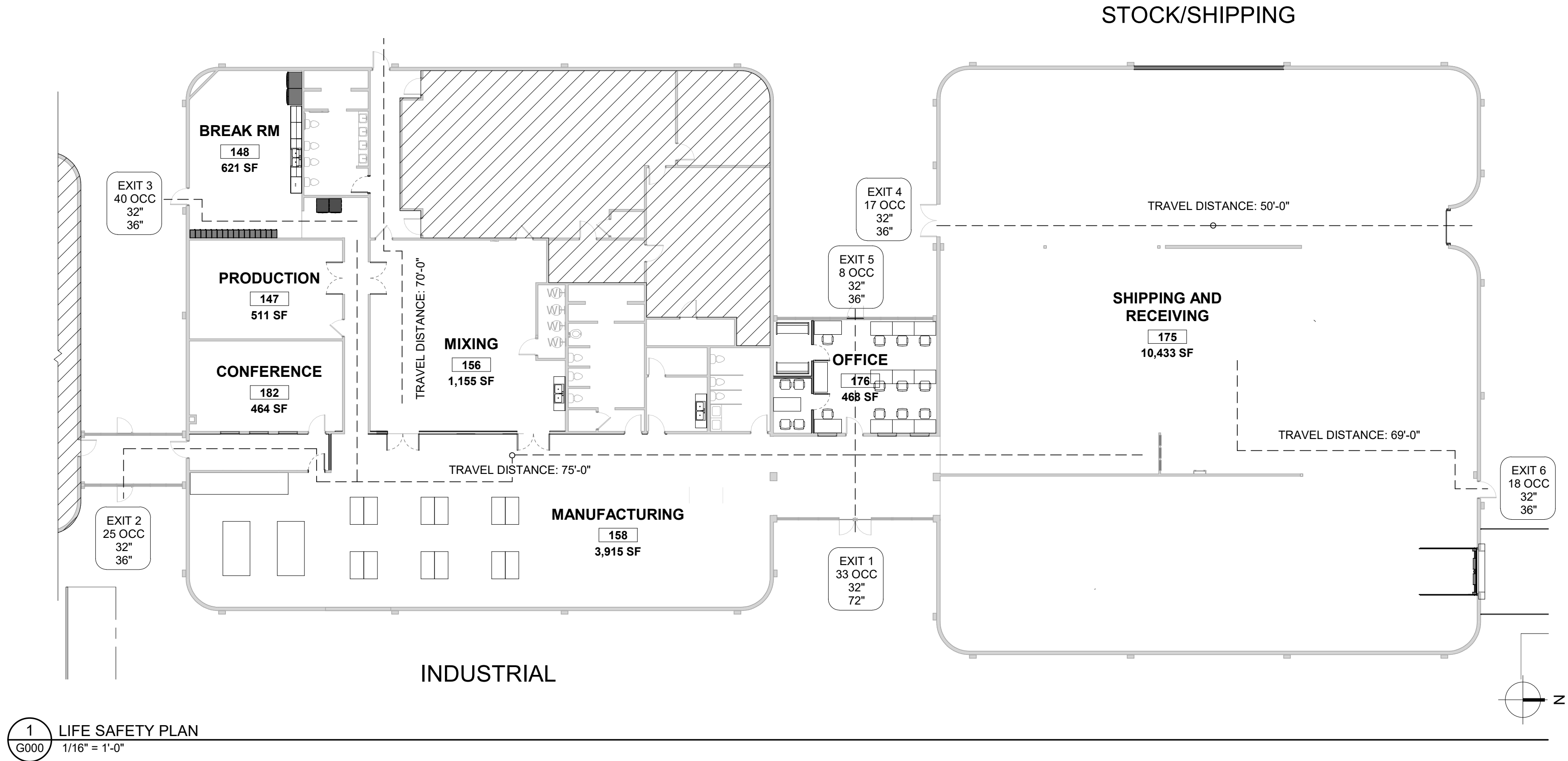
SPRINKLERS: REQUIRED: NO PROVIDED: YES SYSTEM TYPE: WET

OCCUPANCY

OCCUPANCY CLASS:	FACTORY (F-1)		
CONSTRUCTION TYPE:	UNCHANGED		
DESIGN OCCUPANT LOAD (PER TABLE 1004.1.2):			
STOCK/SHIPPING AREA:	10,433 SF / 300 GROSS	35 OCC	
INDUSTRIAL AREA:	5,581 SF / 100 GROSS	55 OCC	
ASSEMBLY AREA (UNCONCENTRATED):	468 SF / 15 NET	31 OCC	
		121 OCC	

PLUMBING REQUIREMENTS

WATER CLOSETS	REQUIRED: 1:50 = 3	PROVIDED: 7 (4 MNS & 3 WNS)
LAVATORIES	REQUIRED: 1:50 = 3	PROVIDED: 4
DRINKING FOUNTAINS	REQUIRED: 1:100 = 1	PROVIDED: 1 (WATER COOLER)
SERVICE SINK	REQUIRED: 1	PROVIDED: 1



EXIT ACCESS SYMBOLS

EXIT #	DOOR EGRESS
# OCC	MAX. OCCUPANT LOAD
32" R.	REQUIRED MIN. EXIT WIDTH
68" P.	PROVIDED EXIT WIDTH
---	EGRESS PATH

DEFERRED SUBMITTALS

1. FIRE SPRINKLER DESIGN/MODIFICATION
2. FIRE ALARM DESIGN/MODIFICATION

ARCHITECT
BA ARCHITECTS
7488 S 2540 W
WEST JORDAN, UT 84084
801-305-4869
ATTN: BRENNAN ALLDREDGE, RA
EMAIL: BRENNAN@BA-ARCH.COM

CLIENT
COSSET
360 W BUGATTI AVENUE
SOUTH SALT LAKE, UT 84115
801.580.0765
ATTN: DAVID DANZIG
EMAIL: DAVID@COSSETBATHANDBODY.COM

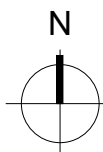
GENERAL CONTRACTOR
JTS CONSTRUCTION
801.201.0546
ATTN: JEFF SANDBERG
EMAIL: JEFFSANDBERG@COMCAST.NET

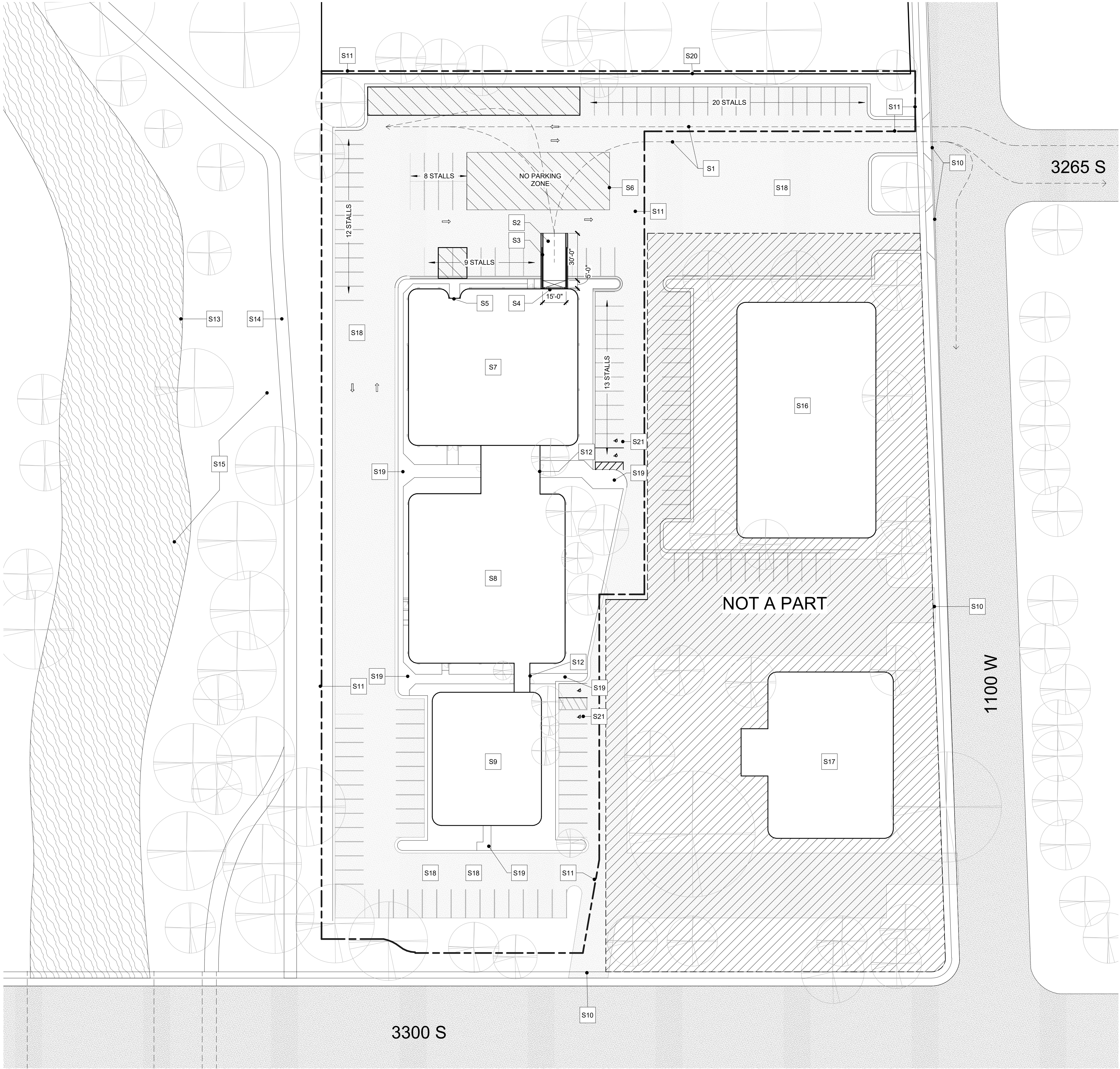
STRUCTURAL ENGINEER
MJ STRUCTURAL
5673 S REDWOOD RD
SALT LAKE CITY, UT 84123
(801) 905-1097
ATTN: BRENDON HAYWOOD
EMAIL: BHAYWOOD@MJSTRUCTURALENGINEERS.COM

MECHANICAL ENGINEER
JTB HVAC & PLUMBING ENGINEERING
10459 S 1300 W STE 203
SOUTH JORDAN, UT 84096
801.849.8590
ATTN: JEFF BROWN
JEFF.BROWN@JTBENGINEERING.NET

ELECTRICAL ENGINEER
EDG
3580 6000 W
WEST VALLEY CITY, UT 84128
801.604.0928
ATTN: JOE HANCOCK
JOEHANCOCK@EDG-ENGINEERING.COM

CIVIL ENGINEER
AVENUE CONSULTANTS
136 S MAIN STREET, STE 500
SALT LAKE CITY, UT 84101





PARCEL #15263260180000

VICINITY MAP

- NOTE # DESCRIPTION
- S1 PROPOSED TRUCK ACCESS PATH
 - S2 PROPOSED LOADING DOCK WELL @ 10% GRADE
 - S3 PROPOSED SAFETY GUARDRAIL, EA. SIDE
 - S4 PROPOSED DOCK DOOR
 - S5 PROPOSED O.H. COILING DOOR TO REPLACE DBL SWINGING DOOR
 - S6 TRUCK MANEUVERING AREA
 - S7 EXISTING BLDG – PROPOSED WAREHOUSE USE
 - S8 EXISTING BLDG – PROPOSED LIGHT MANUFACTURING USE
 - S9 EXISTING BLDG – NO CHANGE
 - S10 SITE ACCESS POINT
 - S11 PROPERTY LINE
 - S12 PROPOSED BUSINESS SIGN
 - S13 JORDAN RIVER
 - S14 JORDAN RIVER PARKWAY TRAIL
 - S15 UNDEVELOPED LAND – RECREATIONAL USE
 - S16 EXISTING BLDG – AUTOMOTIVE BODY SHOP
 - S17 EXISTING BLDG – DAY CARE FACILITY
 - S18 EXISTING PAVED PARKING
 - S18 EXISTING PAVEMENT
 - S19 CONCRETE WALKWAY
 - S20 EXISTING BLOCK WALL
 - S21 STRIPE & SIGN NEW ADA STALLS PER ADA REQ'S

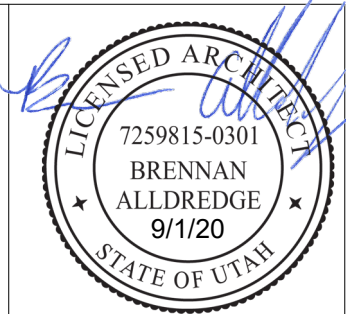
PARKING STALLS

PHASE	COUNT
OVERALL EXISTING STALL COUNT	127
OVERALL PROPOSED STALL COUNT	108
DEDICATED STALL COUNT (MFG)	50
ADA (VAN)	1
ADA (STANDARD)	4

PARKING STALL REQUIREMENTS

PER MUNICIPAL CODE 17.06.160

MANUFACTURING
REQUIRED: 1 PER EMPLOYEE
PROVIDED: 1 PER EMPLOYEE = 50



BA ARCHITECTS
7488 S 2540 W
WEST JORDAN, UT 84084
801.305-4869



DATE

REVISION DESCRIPTION

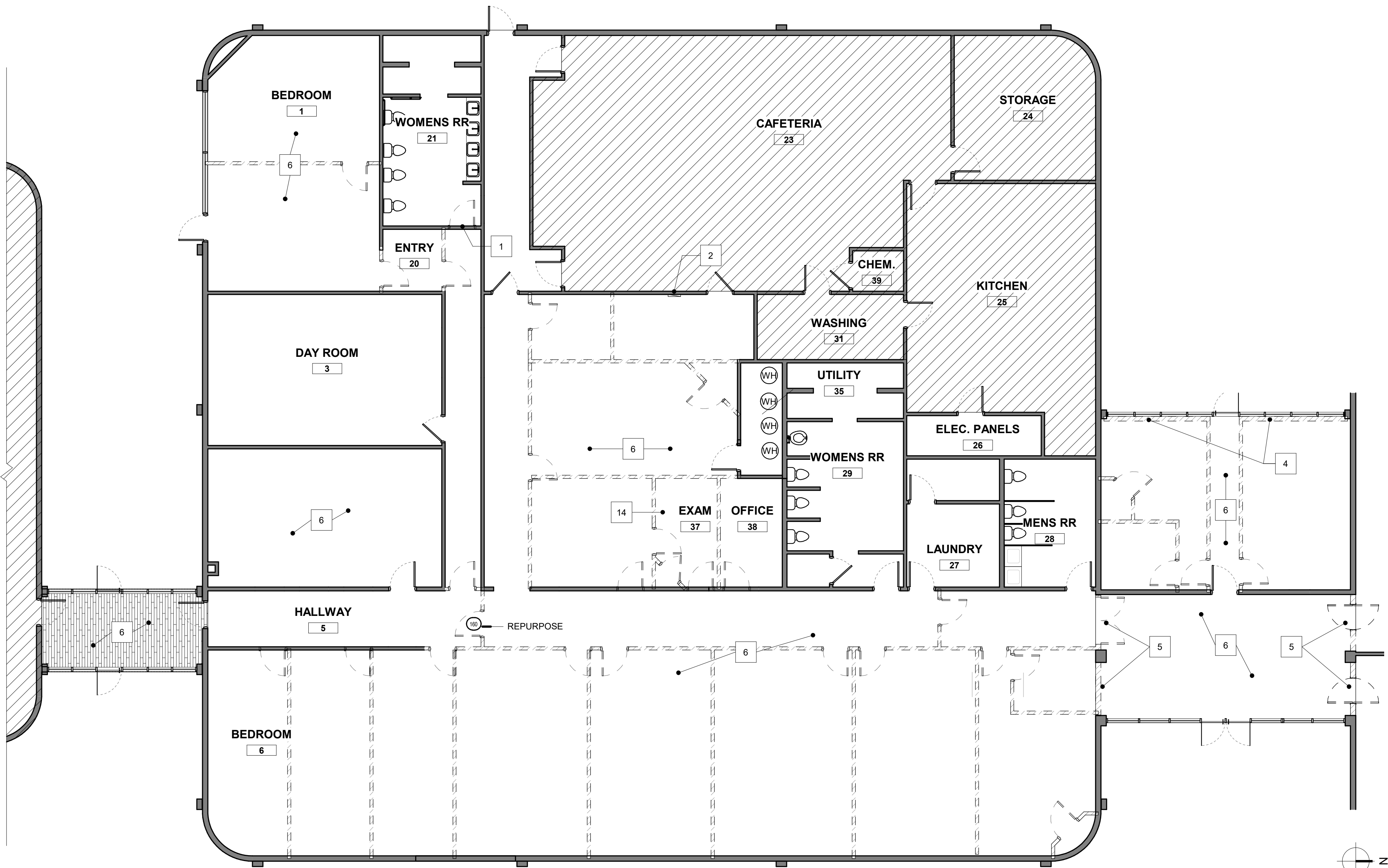
COSSET WAREHOUSE
1144 W 3300 S
SOUTH SALT LAKE, UT 84084

VICINITY MAP

PROJ. #: 0000
DATE: 03/04/2020
DRAWN BY: BA
SCALE: As indicated

ESTIMATE
SET

AS001



1 DEMO FLOOR PLAN 1
A100 1/8" = 1'-0"

KEYNOTES DEMO

NOTE # DESCRIPTION

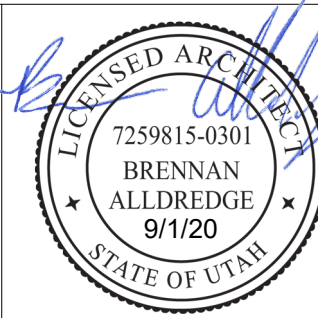
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- 2 RELOCATE FACP, CONFIRM PROPOSED LOCATION WITH FIRE MARSHALL PRIOR TO INSTALL
- 4 DEMO FURRED WALLS, RESTORE OR REPLACE GLAZING IN STOREFRONT AS REQ'D
- 5 DEMO DOOR / WALL, RAISE HEADER TO MATCH CEILING HEIGHT. PROTECT & PRESERVE ADJACENT COLUMN
- 6 REMOVE FLOORING, UNDERLAYMENT, & ADHESIVE (IF ANY). PREPARE FOR NEW FLOORING OR TREATMENT.
- 7 DEMO OPENING FOR NEW 8X9 DOCK DOOR, SEE STRUCT. FOR NEW HEADER
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- 12 EVALUATE CONDITION OF EXISTING TEMPORARY WALL AND DETERMINE WHETHER TO KEEP OR REPLACE. INCLUDE REPLACEMENT COST IN BID. IF RETAINED, FINISH EXTERIOR & INTERIOR NOTE ON NEW PLAN.
- 13 DEMO LOAD BEARING WALL SEGMENT, ADD HEADER PER STRUCTURE.
- 14 REMOVE EX. PLUMBING SUPPLY, WASTE, & STACK. PERMANENTLY CUT & CAP SUPPLY AT SOURCE.

DEMOLITION NOTES

1. DEMOLITION CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, STANDARDS, RULES AND REGULATIONS FOR THE SAFETY OF PERSONS OR PROPERTY, OR TO PROTECT THEM FROM DAMAGE, INJURY OR LOSS.
2. DEMOLITION CONTRACTOR SHALL ERECT AND MAINTAIN ALL REASONABLE SAFEGUARDS FOR THE SAFETY AND PROTECTION OF THE PUBLIC - INCLUDING THE POSTING OF DANGER AND OTHER WARNING SIGNS AGAINST HAZARDS.
3. DEMOLITION SHALL BE ACCOMPLISHED WITH APPROPRIATE TOOLS AND/OR EQUIPMENT SO AS TO NOT CREATE DAMAGE TO AREAS THAT ARE INTENDED TO REMAIN INTACT. ANY DAMAGE CAUSED BY DEMOLITION SHALL BE THE RESPONSIBILITY OF THE DEMOLITION CONTRACTOR.
4. NO LOAD BEARING PARTITION OR STRUCTURE SHALL BE REMOVED. IF DEMO PLAN INDICATES A LOAD BEARING PARTITION OR STRUCTURE TO BE REMOVED, CONTACT THE ARCHITECT PRIOR TO PROCEEDING WITH WORK.
5. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS IN FIELD PRIOR TO DEMOLITION & NOTIFY ARCHITECT & DESIGNER IN EVENT OF DISCREPANCIES BEFORE PROCEEDING. DEMOLITION IS TO BE EXECUTED SO AS NOT TO DISTURB EXISTING STRUCTURAL SYSTEMS, (EXCEPT WHERE NOTED) VERIFY ALL CONSTRUCTION TO BE REMOVED THAT IS NOT INTEGRAL TO STRUCTURAL SYSTEM PRIOR TO DEMOLITION.
6. DEMOLITION CONTRACTOR TO COORDINATE & REVIEW ALL CONSTRUCTION DOCUMENTS & DETERMINE THE EXTENT OF DEMOLITION WORK & BECOME FAMILIAR WITH THEM THOROUGHLY BEFORE PERFORMING ANY DEMOLITION WORK. BY THE ACT OF SUBMITTING A BID, THE CONTRACTOR WILL BE DEEMED TO HAVE COMPLIED WITH THE FOREGOING TO HAVE ACCEPTED SUCH CONDITIONS AND TO HAVE MADE ALLOWANCES THEREFORE IN PREPARING BID.
7. DEMOLITION RESPONSIBILITIES ARE NOT NECESSARILY LIMITED TO THOSE LISTED HERE. WORK INCLUDES REMOVAL AND LEGAL DISPOSAL OF ALL EXISTING CONSTRUCTION ITEMS THAT ARE NOT UTILIZED IN THE FINISHED PROJECT. REMOVE ALL ITEMS SPECIFICALLY INDICATED IN THE DRAWINGS AND ITEMS WHICH ARE NECESSARY TO BE REMOVED IN ORDER TO FACILITATE THE FINISHED PROJECT.
8. GENERAL CONTRACTOR SHALL PROVIDE AND CONSTRUCT ADEQUATE DUST BARRIERS TO PROTECT OCCUPIED AREAS OF THE BUILDING FROM DEMOLITION, CONSTRUCTION DUST AND DEBRIS.
9. DEMOLISHED MATERIALS SHALL BECOME THE GENERAL CONTRACTOR'S PROPERTY AND SHALL BE REMOVED FROM THE SITE WITH FURTHER DISPOSITION AT THE GENERAL CONTRACTOR'S OPTION, EXCEPT FOR ITEMS OR MATERIAL INDICATED TO BE REUSED, SALVAGED, OR REINSTALLED, OR OTHERWISE INDICATED TO REMAIN OWNER'S PROPERTY.
10. MAINTAIN EXISTING UTILITIES WHERE APPLICABLE TO REMAIN IN SERVICE AND PROTECT THEM AGAINST DAMAGE DURING SELECTIVE DEMOLITION OPERATIONS.
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BA ARCHITECTS

7488 S 2540 W
WEST JORDAN, UT 84084
801.305.4869

BA

DATE

REVISION DESCRIPTION

COSSET WAREHOUSE

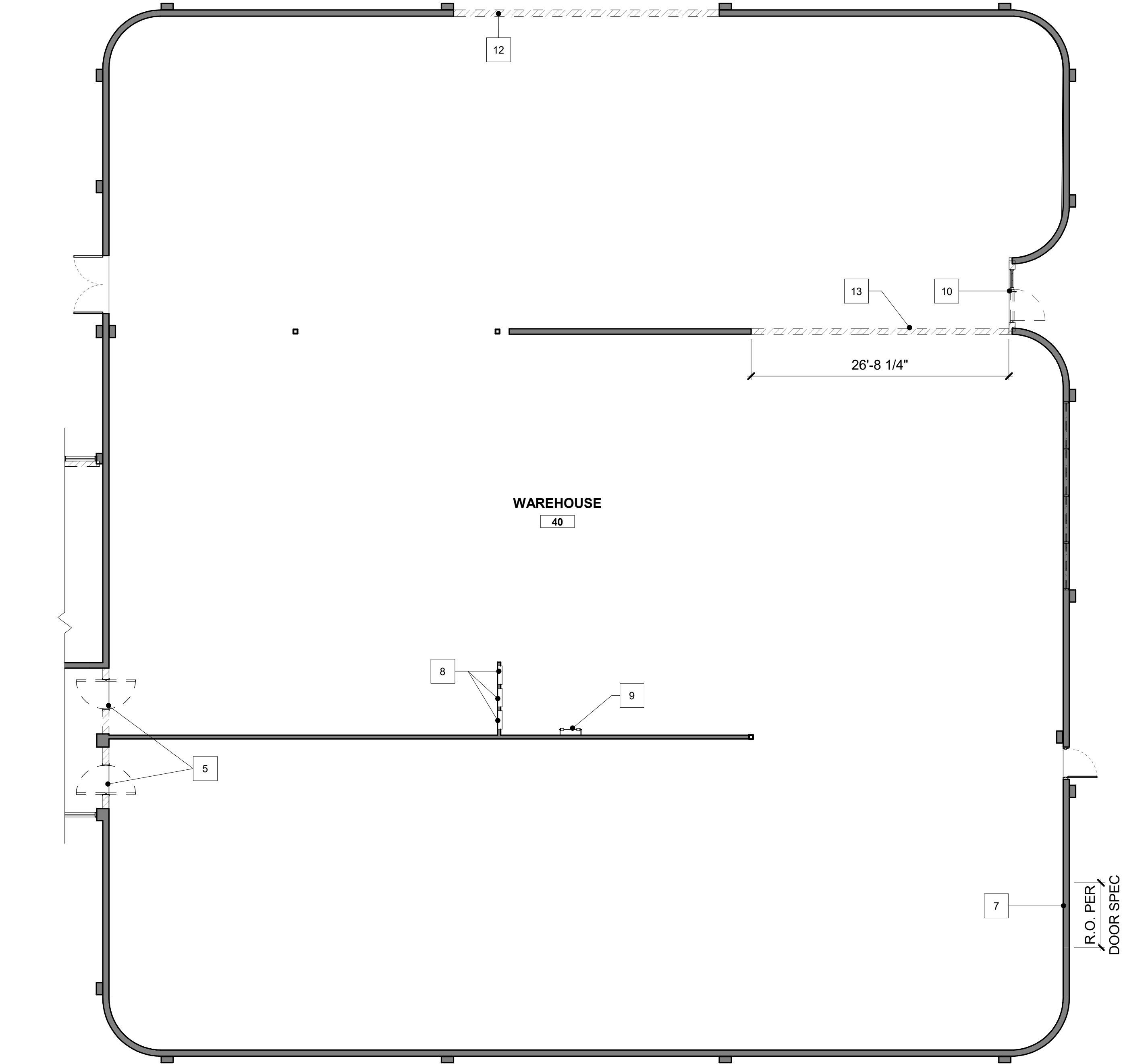
1144 W 3300 S
SOUTH SALT LAKE, UT 84084

DEMO PLAN (B)

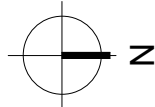
PROJ. #: 0000
DATE: 03/04/2020
DRAWN BY: Author
SCALE: As indicated

ESTIMATE
SET

A100



1 DEMO FLOOR PLAN
A101 1/8" = 1'-0"



KEYNOTES DEMO

NOTE # DESCRIPTION

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- 2 RELOCATE FACP, CONFIRM PROPOSED LOCATION WITH FIRE MARSHALL PRIOR TO INSTALL
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BA ARCHITECTS

7488 S 2540 W
WEST JORDAN, UT 84084
801.305.4869

BA

DATE

REVISION DESCRIPTION

COSSET WAREHOUSE

1144 W 3300 S
SOUTH SALT LAKE, UT 84084

DEMO PLAN (C)

PROJ. #: 0000
DATE: 03/04/2020
DRAWN BY: ba
SCALE: As indicated

ESTIMATE
SET

A101

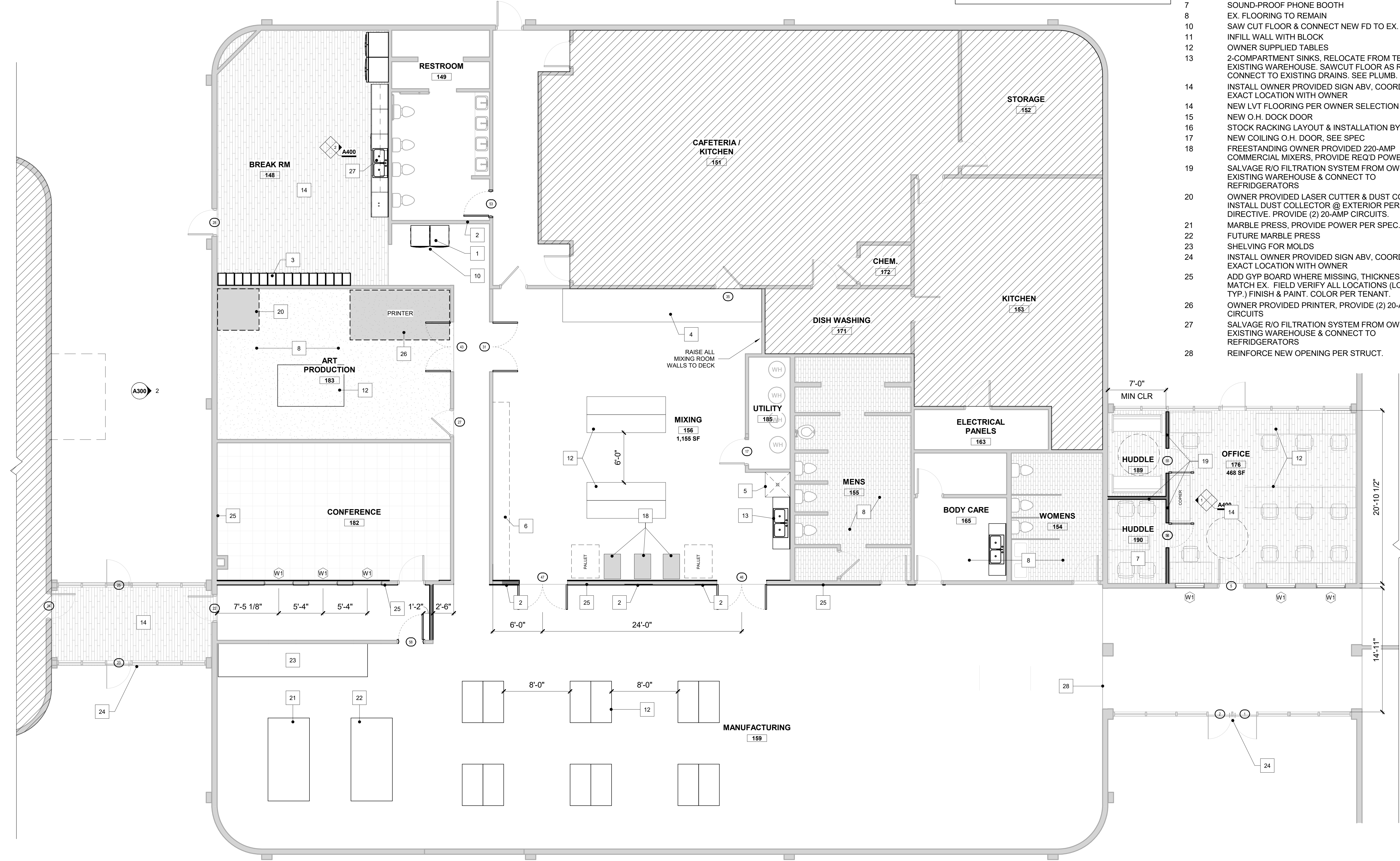
NEW DOOR SCHEDULE								
MARK	DOOR				HARDWARE GROUP	FRAME		COMMENTS
	WIDTH	HEIGHT	MATERIAL	FINISH		MATERIAL		
10	8'-0"	8'-6"	METAL	POWDER COAT		HM		
31	6'-0"	7'-0"	WD			HM		
43	6'-0"	7'-0"	WD			HM		
46	6'-0"	7'-0"	WD			HM	PROVIDE HOLD-OPEN HARDWARE	
47	6'-0"	7'-0"	WD	MATCH EX.		HM	PROVIDE HOLD-OPEN HARDWARE	
53	3'-0"	7'-0"				HM		
55	3'-0"	6'-8"				HM	INCLUDE AUTODROP & PERIMETER SEAL FOR SOUNDPROOFING, TEMPER	
56	3'-0"	6'-8"				HM	INCLUDE AUTODROP & PERIMETER SEAL FOR SOUNDPROOFING, TEMPER	
58	3'-0"	6'-8"				HM	SALVAGED @ REUSED	
59	6'-0"	6'-6"		POWDER COAT	SEE COMMENTS		COILING OVERHEAD DOOR W/ SIDE MOUNT MOTOR & MANUAL OVERRIDE.	

FLOOR PLAN NOTES	
1.	SEE SHEET G001 FOR WALL TYPES.
2.	INTERIOR WALL DIMENSIONS ARE FROM FINISH FACE TO FINISH FACE, U.N.O.
3.	OPENINGS ARE DIMENSIONED TO FINISH FACE OF OPENING, U.N.O.
4.	FIRE EXTINGUISHER CABINETS TO BE SURFACE MOUNTED.
5.	FIELD VERIFY ALL EXISTING CONDITIONS AND THEIR COMPATIBILITY WITH NEW CONSTRUCTION PRIOR TO BEGINNING WORK. ANY DISCREPENCIES SHOULD BE COORDINATED WITH ARCHITECT.
6.	EXISTING FLOORING TO REMAIN U.N.O. PROTECT FROM SOIL & DAMAGE DURING CONSTRUCTION

FLOOR FINISH LEGEND	
	CLEAN & SEAL EXISTING CONCRETE
	EXISTING CARPET TO REMAIN
	NEW PLANK LVT FLOORING
	EXISTING RESTROOM TILE TO REMAIN
	NEW CARPET TILE - SELECTION BY OWNER

KEYNOTES

NOTE #	NOTE TEXT
1	INSTALL OWNER SUPPLIED WASHER & DRYER
2	FREESTANDING OWNER PROVIDED 220-AMP COMMERCIAL MIXERS, PROVIDE REQ'D POWER.
2	INFILL OPENING, FINISH TO MATCH ADJACENT WALL(S)
3	INSTALL OWNER SUPPLIED LOCKERS, FASTEN SECURELY TO WALL
4	INSTALL OWNER SUPPLIED PALLET RACKING
5	FLOOR SINK & SHOWER
6	SHELVING PER OWNER REQ'S
7	SOUND-PROOF PHONE BOOTH
8	EX. FLOORING TO REMAIN
10	SAW CUT FLOOR & CONNECT NEW FD TO EX. S.S.
11	INFILL WALL WITH BLOCK
12	OWNER SUPPLIED TABLES
13	2-COMPARTMENT SINKS, RELOCATE FROM TENANT'S EXISTING WAREHOUSE. SAWCUT FLOOR AS REQ'D TO CONNECT TO EXISTING DRAINS. SEE PLUMB.
14	INSTALL OWNER PROVIDED SIGN ABV, COORDINATE EXACT LOCATION WITH OWNER
14	NEW LVT FLOORING PER OWNER SELECTION
15	NEW O.H. DOCK DOOR
16	STOCK RACKING LAYOUT & INSTALLATION BY PROVIDER
17	NEW COILING O.H. DOOR, SEE SPEC
18	FREESTANDING OWNER PROVIDED 220-AMP COMMERCIAL MIXERS, PROVIDE REQ'D POWER.
19	SALVAGE R/O FILTRATION SYSTEM FROM OWNER'S EXISTING WAREHOUSE & CONNECT TO REFRIDGERATORS
20	OWNER PROVIDED LASER CUTTER & DUST COLLECTOR. INSTALL DUST COLLECTOR @ EXTERIOR PER OWNER'S DIRECTIVE. PROVIDE (2) 20-AMP CIRCUITS.
21	MARBLE PRESS, PROVIDE POWER PER SPEC.
22	FUTURE MARBLE PRESS
23	SHELVING FOR MOLDS
24	INSTALL OWNER PROVIDED SIGN ABV, COORDINATE EXACT LOCATION WITH OWNER
25	ADD GYP BOARD WHERE MISSING, THICKNESS TO MATCH EX. FIELD VERIFY ALL LOCATIONS (LOWER 4' TYP.) FINISH & PAINT. COLOR PER TENANT.
26	OWNER PROVIDED PRINTER, PROVIDE (2) 20-AMP CIRCUITS
27	SALVAGE R/O FILTRATION SYSTEM FROM OWNER'S EXISTING WAREHOUSE & CONNECT TO REFRIDGERATORS
28	REINFORCE NEW OPENING PER STRUCT.



BA ARCHITECTS

7488 S 2540 W
WEST JORDAN, UT 84084
801.305-4869

BA

DATE

REVISION DESCRIPTION

COSSET WAREHOUSE

1144 W 3300 S
SOUTH SALT LAKE, UT 84084

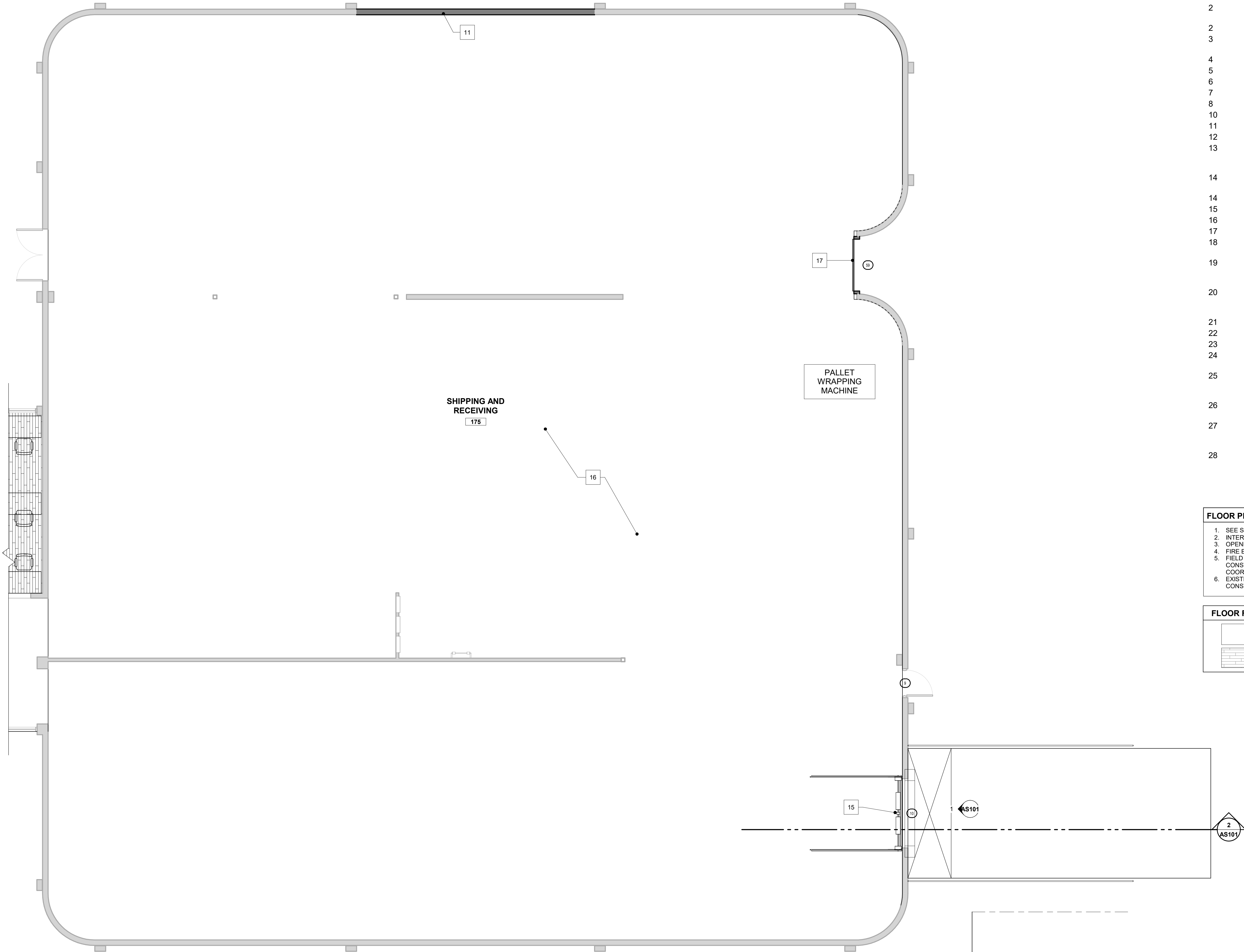
FLOOR PLAN (B)

PROJ. #: 0000
DATE: 03/04/2020
DRAWN BY: Author
SCALE: As indicated

ESTIMATE SET

A105



1 FLOOR PLAN
A106 3/16" = 1'-0"

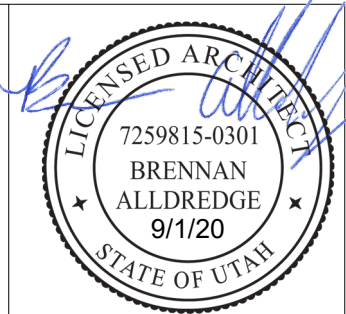


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6	SHELVING PER OWNER REQ'S
7	SOUND-PROOF PHONE BOOTH
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14	INSTALL OWNER PROVIDED SIGN ABV, COORDINATE EXACT LOCATION WITH OWNER
14	NEW LVT FLOORING PER OWNER SELECTION
15	NEW O.H. DOCK DOOR
16	STOCK RACKING LAYOUT & INSTALLATION BY PROVIDER
17	NEW COILING O.H. DOOR, SEE SPEC
18	FREESTANDING OWNER PROVIDED 220-AMP COMMERCIAL MIXERS, PROVIDE REQ'D POWER.
19	SALVAGE R/O FILTRATION SYSTEM FROM OWNER'S EXISTING WAREHOUSE & CONNECT TO REFRIDGERATORS
20	OWNER PROVIDED LASER CUTTER & DUST COLLECTOR. INSTALL DUST COLLECTOR @ EXTERIOR PER OWNER'S DIRECTIVE. PROVIDE (2) 20-AMP CIRCUITS.
21	MARBLE PRESS, PROVIDE POWER PER SPEC.
22	FUTURE MARBLE PRESS
23	SHELVING FOR MOLDS
24	INSTALL OWNER PROVIDED SIGN ABV, COORDINATE EXACT LOCATION WITH OWNER
25	ADD GYP BOARD WHERE MISSING, THICKNESS TO MATCH EX. FIELD VERIFY ALL LOCATIONS (LOWER 4' TYP.) FINISH & PAINT. COLOR PER TENANT.
26	OWNER PROVIDED PRINTER, PROVIDE (2) 20-AMP CIRCUITS
27	SALVAGE R/O FILTRATION SYSTEM FROM OWNER'S EXISTING WAREHOUSE & CONNECT TO REFRIDGERATORS
28	REINFORCE NEW OPENING PER STRUCT.

FLOOR PLAN NOTES
1. SEE SHEET G001 FOR WALL TYPES.
2. INTERIOR WALL DIMENSIONS ARE FROM FINISH FACE TO FINISH FACE, U.N.O.
3. OPENINGS ARE DIMENSIONED TO FINISH FACE OF OPENING, U.N.O.
4. FIRE EXTINGUISHER CABINETS TO BE SURFACE MOUNTED.
5. FIELD VERIFY ALL EXISTING CONDITIONS AND THEIR COMPATIBILITY WITH NEW CONSTRUCTION PRIOR TO BEGINNING WORK. ANY DISCREPENCIES SHOULD BE COORDINATED WITH ARCHITECT.
6. EXISTING FLOORING TO REMAIN U.N.O. PROTECT FROM SOIL & DAMAGE DURING CONSTRUCTION

FLOOR FINISH LEGEND
 CLEAN & SEAL EXISTING CONCRETE
 NEW PLANK LVT FLOORING



BA ARCHITECTS
7488 S 2540 W
WEST JORDAN, UT 84084
801.305-4869



DATE

REVISION DESCRIPTION

COSSET WAREHOUSE
1144 W 3300 S
SOUTH SALT LAKE, UT 84084

FLOOR PLAN (C)
PROJ. #: 0000
DATE: 03/04/2020
DRAWN BY: ba
SCALE: As indicated

ESTIMATE SET

A106